

Table 1: FARs in Other Jurisdictions by Restrictiveness - Smaller Lots

Lot size in square feet. Most restrictive jurisdictions are listed first; least restrictive last.

Include covered parking

Jurisdiction	Average	5000	5500	6000	6500	7000	7500	8000	8500	9000	9500	10000	10500	11000	11500	12000	12500	13000	13500	14000	14500	15000
Moraga	.33	.38	.38	.37	.37	.36	.36	.35	.35	.34	.34	.33	.33	.32	.32	.31	.30	.30	.30	.29	.29	.28
Los Altos	.34	.35	.35	.35	.35	.35	.35	.35	.35	.35	.35	.35	.35	.35	.34	.34	.32	.32	.31	.31	.29	.29
Saratoga	.34	.45	.45	.43	.41	.39	.37	.36	.35	.34	.33	.32	.31	.31	.30	.30	.29	.29	.28	.28	.27	.27
La Canada Flintridge	.35	.36	.36	.36	.36	.36	.36	.36	.36	.36	.36	.36	.35	.35	.34	.34	.33	.33	.33	.32	.32	.32
Pacific Grove	.40	.51	.49	.48	.47	.46	.45	.45	.43	.42	.40	.39	.38	.37	.36	.35	.34	.34	.33	.32	.32	.31
Carpinteria	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40	.40
Claremont	.42	.55	.52	.50	.48	.46	.45	.44	.43	.42	.41	.40	.39	.39	.38	.38	.37	.37	.36	.36	.35	.35
Sunnyvale	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45
Redondo Beach	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65	.65
Average	.41	.46	.45	.44	.44	.43	.43	.42	.42	.41	.41	.41	.40	.40	.39	.39	.38	.38	.38	.37	.37	.37

Do not include covered parking

Jurisdiction	Average	5000	5500	6000	6500	7000	7500	8000	8500	9000	9500	10000	10500	11000	11500	12000	12500	13000	13500	14000	14500	15000
Malibu	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18	.18
Montecito ^{1,2}	.26	.42	.39	.36	.33	.32	.30	.28	.27	.26	.25	.24	.23	.22	.21	.21	.20	.20	.19	.19	.18	.18
Goleta	.28	.32	.32	.32	.31	.31	.31	.30	.30	.29	.29	.28	.28	.27	.26	.26	.25	.25	.24	.24	.23	.23
Summerland ^{1,2}	.29	.34	.34	.32	.32	.30	.30	.30	.28	.28	.27	.27	.27	.26	.26	.26	None ----->					
Monterey Park ²	.39	.50	.50	.40	.40	.40	.40	.40	.40	.40	.40	.40	.35	.35	.35	.35	.35	.35	.35	.35	.35	.35
Pasadena	.41	.50	.48	.47	.45	.44	.43	.43	.42	.41	.41	.40	.40	.39	.39	.38	.38	.38	.37	.37	.37	.37
Palo Alto	.44	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.45	.44	.43	.43	.42	.42	.42	.41
Average	.32	.39	.38	.36	.35	.34	.34	.33	.33	.32	.32	.32	.31	.30	.30	.30	.30	.30	.29	.29	.29	.29

Overall

Lot size	Average	5000	5500	6000	6500	7000	7500	8000	8500	9000	9500	10000	10500	11000	11500	12000	12500	13000	13500	14000	14500	15000
Average	.37	.43	.42	.41	.40	.39	.39	.38	.38	.37	.37	.37	.36	.36	.35	.35	.35	.35	.34	.34	.34	.34

¹Santa Barbara County unincorporated community

²Measures net floor area instead of gross

³Method of calculation (net or gross) unknown

Table 2: FARs in Other Jurisdictions by Restrictiveness - Larger Lots

Lot size in acres. Most restrictive jurisdictions are listed first; least restrictive last.

<i>Jurisdiction</i>	<i>Average</i>	1	1.5	2	2.5	3	3.5	4	4.5	5	5.5	6
Los Altos	0.05	0.14	0.09	0.07	0.06	0.05	0.04	0.03	0.03	0.03	0.03	0.02
Goleta	0.06	0.10	0.08	0.07	0.06	0.05	0.05	0.05	0.05	0.04	0.04	0.04
Montecito ^{1, 2}	0.06	0.10	0.08	0.07	0.06	0.06	0.06	0.05	0.05	0.05	0.04	0.04
Saratoga	0.06	0.14	0.10	0.08	0.07	0.06	0.05	0.04	0.04	0.04	0.03	0.03
Mill Valley ³	0.11	0.12	0.10	None----->								
Malibu	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18
Hillsborough	0.19	0.25	0.22	0.20	0.19	0.18	0.18	0.18	0.17	0.17	0.17	0.17
Pacific Grove	0.20	0.21	0.19	None----->								
La Canada Flintridge	0.22	0.24	0.23	0.22	0.22	0.21	0.21	0.21	0.21	0.21	0.21	0.21
Claremont	0.26	0.28	0.27	0.27	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26
Pasadena	0.30	0.31	0.31	0.31	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30
Palo Alto	0.31	0.34	0.33	0.32	0.32	0.31	0.31	0.31	0.31	0.31	0.31	0.31
Monterey Park ²	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35
Carpinteria	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40
Rohnert Park	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40
Sunnyvale	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45
Albany	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55
Millbrae ³	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55
Lomita ³	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60
Pismo Beach ³	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65
Redondo Beach	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65
San Dimas	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70
<i>Average</i>	0.33	0.35	0.34	0.35	0.35	0.35	0.35	0.35	0.34	0.34	0.34	0.34

¹Santa Barbara County unincorporated community

²Measures net floor area instead of gross

³Method of calculation (net or gross) unknown.

Table 3: FARs by Jurisdiction - Detailed

All jurisdictions are in California unless otherwise noted.

Jurisdiction	Maximum FAR	Additional Information
Albany	.55	
Aspen, CO	.8 2,400 sq. ft. floor area + .25 of lot 3150 + .05 3300 + .04 3540 + .03 4590 + .02	2400 sq. ft. max. floor area 3150 max 3300 max 3540 max 4590 max 5000 max
Belmont	.533 .529 .525 .521 .516 .512 .506 .499 .493 .486 .480 .471 .463 .454 .446 .437 .429 .420 .412 .403 .395 .385 .374 .364 .354 .344 .334 .324 .314 .303 .293 .288 .283 .277 .272 .267	0 - 10% slope 11% 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 and up

Jurisdiction	Maximum FAR	Additional Information
Beverly Hills	1500 sq. ft. floor area + 40% lot size .2 All other lots: 40% of level pad area + 10% of sloped area 37% area of level pad + 10% of sloped area 34% of level + 10% of sloped 31% of level + 10% of slope	Non-sloping part of city If no level pad or level pad is less than 750 sq. ft. and slope is more than 20% Other areas: Lot = less than 15,000 sq. ft. 15,001 – 25,000 sq. ft. 25,001 – 30,000 sq. ft. 30,000+ sq. ft.
Carpinteria	.4	Single family areas only
Claremont	1500 sq. ft. floor area + 25% of lot area	
Cupertino	.45 .35	One-story homes Trigger for design review of two-story homes
Del Mar	.125 to .3	Varies by zone
Escondido	.3 to .5	Varies by zone
Goleta	1600 sq. ft. floor area 1600 + .3 1900 + .28 2180 + .25 2430 + .22 2650 + .18 2830 + .14 3110 + .1 3410 + .05 3660 + .03	Lot = less than 5,000 sq. ft. 5,000 to 5,999 sq. ft. (applies to part over 5,000 sq. ft.) 6000 to 6999 sq. ft. (applies to part over 6000 sq. ft.) 7000 to 7999 sq. ft. (etc.) 8000 to 8999 sq. ft. 9000 to 9999 10000 – 11999 12000 – 14999 15000 – 19999 20000+
Hillsborough	.25 + .15 of net lot over 1 acre	1 acre = 43,560 sq. ft.
La Canada Flintridge	.36 3600 + .23 4750 + .2	Less than 10,001 sq. ft. lot 10,001 – 15,000 sq. ft. Greater than 15,000 sq. ft.
Lomita	.6	Includes accessory buildings

Jurisdiction	Maximum FAR	Additional Information
Los Altos	.35 .335 .32 .305 .29 .275 .265 .255 .245 .235 .225 .22 .215 .21 .205 .2 .1975 .195 .1925 .16 .1875 .185 6000 max. sq. ft. floor area	Lot = less than 11000 sq. ft. 11,001 – 12000 12001 – 13000 13001 – 14000 14001 – 15000 15001 – 16000 16001 – 17000 17001 – 18000 18001 – 19000 19001 – 20000 20001 – 21000 21001 – 22000 22001 – 23000 23001 – 24000 24001 – 25000 25001 – 26000 26001 – 27000 27001 – 28000 28001 – 29000 29001 – 30000 30001 – 31000 31001 – 32000 Greater than 32000 sq. ft. lot
Los Gatos	.35 to .403 Determined by equation: $.4 - (((\text{net lot area in thousands of sq. ft.} - 2) / 3) * .05)$.15 to .35 $.35 - (((\text{net lot area} - 5) / 25) * .2)$.03 to .0972 $.1 - (((\text{net lot area} - 5) / 25) * .07)$ No FAR limitations	400 to 4999 sq. ft. 5000 to 30000 sq. ft., excluding garages Garages for lots 5000 to 30000 sq. ft. Lot size = greater than 30,000 sq. ft.
Malibu	.177	
Millbrae	.55	
Mill Valley	.35 .1 + 2000 sq. ft. .05 + 3000	Lot = less than 8000 sq. ft. 8000 to 20000 Greater than 20000

Jurisdiction	Maximum FAR	Additional Information
Montecito	<p>Recommended max. floor areas (in sq. ft.):</p> <p>$1800 + (2500 * L)$, where L is parcel area in acres</p> <p>4300 5150 6000 6850 7700 8550 9400 9725 10050 10375 10700</p>	<p>Less than 1 acre lot</p> <p>1 acre 1.5 2 2.5 3 3.5 4 4.5 5 5.5 6</p>
Monterey Park	<p>.5 Greater of .4 or 3000 sq. ft. Greater of .35 or 4000 sq. ft.</p>	<p>Less than 6000 sq. ft. net lot 6000 – 10000</p> <p>10001+</p>
Moraga	<p>Ranging from: .35 .2</p>	<p>Ranging from: 5000 sq. ft. lot 20000 sq. ft. lot</p>
Newton, MA	.2 to .4	Based on minimum lot size in zone districts
Pacific Grove	.19 ranging to .509	4500 sq. ft. lot ranging to 78000 sq. ft.
Palo Alto	.45 for first 5000 sq. ft. floor and .3 for floor area above 5000	Varies by zone
Pasadena	<p>1000 + .3 500 + .3</p>	<p>Less than $\frac{3}{4}$ acre Greater than $\frac{3}{4}$ acre</p>
Pismo Beach	.65	Low density
Redondo Beach	.65	Allows up to .8 with inclusion of good design features
Rohnert Park	.4	
San Dimas	.7	
San Jose	.45 .65	<p>Triggers planning dept. review Triggers public hearing</p>
San Mateo	.4 to .7	Based on zone
Saratoga	<p>Requires planning commission approval</p> <p>2400 + .16 3200 + .17 4050 + .78 6000 + .02 6800 + .01 8000 sq. ft. max</p>	<p>Less than 5000 sq. ft. lot</p> <p>5001 – 10000 10001 – 15000 15001 – 40000 40001 – 80000 80001 – 200000 Greater than 200000</p>
Schaumburg, IL	.2 or .35	Depends on zone
Scotts Valley	1	

Jurisdiction	Maximum FAR	Additional Information
Summerland	.5 .38 .36 .34 .32 .30 .28 .27 .26	<p>Less than 2500 sq. ft. lot 2501 – 3600 3601 – 4700 4701 – 5800 5801 – 6900 6901 – 8100 8101 – 9400 9401 – 10800 10801 – 12000</p> <p>Up to 500 sq. ft. per dwelling unit may be allowed for a two-car garage. For lots above 12000 sq. ft., a 3-car garage may be up to 750 sq. ft. Larger garages' excess square footage will be counted toward the net floor area of the dwelling</p>
Sunnyvale	.45	

Table 4: Lot Coverage Requirements of Other Jurisdictions

All jurisdictions are in California unless otherwise noted.

Jurisdiction	Maximum Coverage By Zone	Additional Information
Arroyo Grande	30% - RS 35% - RE 35% - RH 40% - SF 40% - VR	Residential suburban zone. Min. lot size = 10,000 sq. ft. Residential estate zone. Min. lot size = 92,500 sq. ft. Residential hillside zone. Min. lot size = 49,000 sq. ft. Single family residential zone. Min. lot size = 7,200 sq. ft. Village residential zone. Min. lot size = 6,750 sq. ft.
Calabasas	35% - SF 50% - SF	For lots more than 1/3 acre. Single family residential zone. For lots less than 1/3 acre. Single family residential zone.
Campbell	40%	All residential zones
Carlsbad	40% - R-1 50% - RD-M	One-family residential zone. Min. lot size = 7,500 sq. ft. For low- to medium-density lots. Residential multiple density zone. Min. lot size = 7,500 sq. ft.
Carpinteria	35% - R-1	Single family residential zone. Min. lot size = 4,000 sq. ft.
Del Mar	20% - R1-40 35% - R1-14 40% - R1-10 45% - R1-10B 45% - R1-5 45% - R1- Central 50% - R1 - South 50% = R-2 55% - R1 - East 55% - RC 60% - RM - West 80% - R1-5B	Or 3,000 sq. ft., whichever is greater. Very low density residential zone. Min. lot size = 40,000 sq. ft. Or 3,000 sq. ft., whichever is greater. Modified low density residential zone. Min. lot size = 14,000 sq. ft. Or 3,000 sq. ft., whichever is greater. Low density residential zone. Min. lot size = 10,000 sq. ft. Or 3,000 sq. ft., whichever is greater. Low density residential – beach zone. Min. lot size = 10,000 sq. ft. Or 3,000 sq. ft., whichever is greater. Medium density single family residential zone. Min. lot size = 5,000 sq. ft. Medium density mixed residential – central zone. Min. lot size = 7,000 sq. ft. Single family mixed residential – south zone. Min. lot size = 8,000 sq. ft. High density mixed residential zone. Min. lot size = 7,000 sq. ft. Medium density single-mixed residential zone. Min. lot size = 5,000 sq. ft. Residential – commercial zone. Min. lot size = 7,000 sq. ft. Medium density mixed residential – west. Min. lot size = 5,000 sq. ft. Medium density single family residential – beach zone. Min. lot size = 5,000 sq. ft.
Duarte	35% - R-1	Single family residential zone. Min. lot size = 6,500 sq. ft.
El Cajon	30% - R-E-40 40% - R-E-20 40% - R-S-14 40% - R-S-9 40% - R-1-6	Residential estates zone. Min. lot size = 40,000 sq. ft. Residential estates zone. Min. lot size = 20,000 sq. ft. Residential suburban zone. Min. lot size = 14,000 sq. ft. Residential suburban zone. Min. lot size = 9,000 sq. ft. Residential one-family zone. Min. lot size = 6,000 sq. ft.
Escondido	30% - R-E 40% - R-1	Residential estates zone. Min. lot size = 20,000 sq. ft. Single family residential zone. Min. lot size = 6,000 sq. ft.
La Mesa	40% - R1	Single family residential zone. Min. lot size = 6,000 sq. ft.
Laguna Beach	35% + (((8000 - lot area in sq. ft.) * 9) / 4000)	Min. lot size = 6,000 sq. ft.
Laguna Hills	35% - ER, LDR	Single family residential zones. Min. lot size = 7,200 sq. ft.

Jurisdiction	Maximum Coverage By Zone	Additional Information
Los Altos	20% - R1-40 25% - R1-H, R1-20 30% - R1-10 35% - R1-10	Single family district. Min. lot size = 1 acre Single-family districts. Min. lot size = 20,000 sq. ft. Two-story homes. Single-family district. Min. lot size = 10,000 sq. ft. One-story homes. Single-family district. Min. lot size = 10,000 sq. ft.
Menlo Park	30% - R-E 35% - R-1	Residential estate district. Min. lot size = 15,000 sq. ft. Single family district. Min. lot size = 7,000 sq. ft.
Merced	30% - R-1-20 40% - R-1-10 45% - R-1-6 50% - R-1-5	Min. lot size = 20,000 sq. ft. Min. lot size = 10,000 sq. ft. Min. lot size = 6,000 sq. ft. Min. lot size = 5,000 sq. ft.
Modesto	50% - R-1 55% - R-1	Interior lots. Min. lot size = 5,000 sq. ft. Corner lots. Min. lot size = 5,500 sq. ft.
Morgan Hill	15% - RE-10 25% - RE-100,000 30% - RE-40,000 40% - R-1 – low density 50% - R-1; medium density	Residential estates. Min. lot size = 10 acres Residential estates. Min. lot size = 100,000 sq. ft. Residential estates. Min. lot size = 40,000 sq. ft. Single family residential. Min. lot size = 12,000 sq. ft. Single family residential. Min. lot size = 7,000 sq. ft.
Murrieta	40% - ER, SF-1 60% - SF-2	Estates and low-density single family residential. Min. lot size = 7,200 sq. ft. High-density single family residential. Min. lot size = 5,000 sq. ft.
Norco	50% - R-1	Single family. Min. lot size = 10,000 sq. ft.
Ojai	35% - R-O, R-1	Min. lot size = 10,000 sq. ft.
Palm Springs	35% - R-1	Single family zone. Min. lot size = 7,500 sq. ft.
Pasadena	35% - RS	Single family zone. Min. lot size = 7,200 sq. ft.
Rohnert Park	40% - RE 50% - RL	Residential estate district. Min. lot size = 17,000 sq. ft. Low-density residential zone. Min. lot size = 5,000 sq. ft.
San Luis Obispo	40%	All single family zones.
Santa Monica	40% 50% 60%	Lots greater than 5,000 sq. ft. Lots of 3,001 – 5,000 sq. ft. Lots of 3,000 sq. ft. or less
Tiburon	30% - R-1	Single family. Min. lot size = 10,000 sq. ft.
Union City	15% - R-O	Residential open zone. Min. lot size = 20,000 sq. ft.
Vallejo	12% - L-D-1 25% - L-D-1/2 50% - L-D	Min. lot size = 1 acre Min. lot size = ½ acre Min. lot size = 5,000 sq. ft.
Ventura	40% - R1	Single family zone.

Table 5: Lot Coverage Requirements of Other Jurisdictions by Restrictiveness

Most restrictive at top. Least restrictive at bottom.

Jurisdiction*	Most restrictive coverage	Includes driveways?	Includes accessory structures?	Includes garages/c arports?	Includes pools?	Includes patios?	Includes balconies?	Includes uncovered parking spaces?
Vallejo	12%	No	Yes	Both	No	-	-	No
Morgan Hill	15%	No	Yes	Garages	-	-	-	No
Union City	15%	-	Yes	Both	-	-	-	-
Del Mar	20%	No	Yes	Both	No	If covered	Yes	No
Los Altos	20%	-	Yes	Both	-	Yes	Yes	-
Arroyo Grande	30%	No	-	-	No	No	-	No
El Cajon	30%	-	Yes	-	-	-	-	-
Escondido	30%	No	If 3' tall or more	Both	-	If 50%+ enclosed	-	No
Menlo Park	30%	-	Yes	-	-	-	-	-
Merced	30%	-	Yes	Both	No	If covered	-	Yes
Santa Barbara (county)	30%	-	Yes	Both	No	-	-	-
Santee	30%	In some zones	Yes	Both	-	No	-	In some zones
Thousand Oaks	30%	Max. 15-25% of lot paved	-	Both	-	-	-	Max. 15-25% of lot paved
Tiburon	30%	No	Yes	Both	No	-	-	No
Calabasas	35%	Yes	Yes	Both	-	Yes	Yes	Yes
Carpinteria	35%	-	If enclosed	If enclosed	No	If enclosed on 3 sides or more	-	-
Duarte	35%	No	If occupied by humans	-	No	-	-	No
Laguna Hills	35%	-	-	-	No	-	-	No
Ojai	35%	-	Yes	Both	-	Yes	Yes	-
Palm Springs	35%	No	Yes	-	No	-	-	No
Pasadena	35%	No	If 50%+ roofed	If 50%+ roofed	If covered	-	-	No
Saratoga	35%	-	-	-	-	-	-	-
Camarillo	40%	-	Yes	Both	-	-	-	-
Campbell	40%	-	-	-	-	-	-	-
Carlsbad	40%	No	Yes	Both	-	No	Yes	No
La Mesa	40%	No	Yes	Both	No	If enclosed	-	No
Murrieta	40%	Yes	Yes	Both	-	Yes	Yes	Yes
Rohnert Park	40%	-	Yes	Both	-	-	No	-
San Luis Obispo	40%	-	Yes	Both	-	-	Yes	-
Santa Monica	40%	-	-	-	-	-	-	-
Ventura	40%	-	Yes	Both	-	If covered	Yes	-
Modesto	50%	-	-	Both	-	-	-	Yes
Norco	50%	-	Yes	Both	-	-	-	-
Paso Robles	50%	-	-	-	-	-	-	-
Rancho Palos Verdes	52%	Yes	Yes	Both	-	-	-	Yes

"-" denotes no information specified on this subject in the jurisdiction's zoning ordinance

* All jurisdictions are cities unless otherwise noted.

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Coverage based on zone or lot size	
<i>Laguna Beach</i>	
44% for lots 4,000 sq. ft. and under	
35% for lots 8,000 sq. ft. and over	
For all other lots:	
$35\% + (((8000 - \text{lot area in sq. ft.}) * 9) / 4000)$	
<i>Del Mar</i>	
Varies by zone:	
20% or 3,000 sq. ft, whichever greater	
35% or 3,000 sq. ft, whichever greater	
40% or 3,000 sq. ft, whichever greater	
45% or 3,000 sq. ft., whichever greater	
Ranging up to 80%	
<i>Santa Monica</i>	
60% for 3,000 sq. ft. lot size and smaller	
50% for 3,001 - 5,000 sq. ft. lot size	
40% for lots greater than 5,000 square feet	

Table 6: Maximum Coverage by Lot Size and Zone in Other Jurisdictions

Lot size in square feet unless otherwise noted.

<i>Jurisdiction</i>	3000	4000	5000	6000	7000	8000	9000	10000	12000	15000	17000	20000	.5 acres	40000	1 acre	50000	100000	10 acres
Arroyo Grande																		
VR	*	*	*	*	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
SF	*	*	*	*	*	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
RS	*	*	*	*	*	*	*	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
RH	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	35%	35%	35%
RE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	35%	35%
Calabasas																		
SF	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	35%	35%	35%	35%	35%	35%
Campbell																		
All residential	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
Carlsbad																		
R-1	*	*	*	*	*	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
RD-M	*	*	*	*	*	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Carpinteria																		
R-1	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
Del Mar																		
R1-5	*	*	60%	50%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%
R1-East	*	*	60%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%
RM-West	*	*	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%
R1-5B	*	*	60%	50%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%
R1-Central	*	*	*	*	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%
R-2	*	*	*	*	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
RC	*	*	*	*	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%
R1-South	*	*	*	*	*	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
R1-10	*	*	*	*	*	*	*	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
R1-10B	*	*	*	*	*	*	*	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%
R1-14	*	*	*	*	*	*	*	*	*	35%	35%	35%	35%	35%	35%	35%	35%	35%
R1-40	*	*	*	*	*	*	*	*	*	*	*	*	*	20%	20%	20%	20%	20%

* Lot size not permitted

**City

<i>Jurisdiction</i>	3000	4000	5000	6000	7000	8000	9000	10000	12000	15000	17000	20000	.5 acres	40000	1 acre	50000	100000	10 acres
Duarte																		
R-1	*	*	*	*	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
El Cajon																		
R-1-6	*	*	*	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
R-S-9	*	*	*	*	*	*	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
R-S-14	*	*	*	*	*	*	*	*	*	40%	40%	40%	40%	40%	40%	40%	40%	40%
R-E-20	*	*	*	*	*	*	*	*	*	*	*	40%	40%	40%	40%	40%	40%	40%
R-E-40	*	*	*	*	*	*	*	*	*	*	*	*	*	20%	20%	20%	20%	20%
Escondido																		
R-1	*	*	*	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
R-E	*	*	*	*	*	*	*	*	*	*	*	30%	30%	30%	30%	30%	30%	30%
La Mesa																		
R1	*	*	*	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
Laguna Beach																		
	*	*	*	40%	37%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
Laguna Hills																		
	*	*	*	*	*	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
Los Altos																		
R1-10; one-story	*	*	*	*	*	*	*	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
R1-10; two-story	*	*	*	*	*	*	*	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
R1-H, R1-20	*	*	*	*	*	*	*	*	*	*	*	25%	25%	25%	25%	25%	25%	25%
R1-40	*	*	*	*	*	*	*	*	*	*	*	*	*	*	20%	20%	20%	20%

* Lot size not permitted

**City

<i>Jurisdiction</i>	3000	4000	5000	6000	7000	8000	9000	10000	12000	15000	17000	20000	.5 acres	40000	1 acre	50000	100000	10 acres
Menlo Park																		
R-1	*	*	*	*	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
R-E	*	*	*	*	*	*	*	*	*	30%	30%	30%	30%	30%	30%	30%	30%	30%
Merced																		
R-1-5	*	*	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
R-1-6	*	*	*	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%
R-1-10	*	*	*	*	*	*	*	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
R-1-20	*	*	*	*	*	*	*	*	*	*	*	30%	30%	30%	30%	30%	30%	30%
Modesto																		
R-1; interior lots	*	*	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
R-1; corner lots	*	*	*	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%
Morgan Hill																		
R-1; low density	*	*	*	*	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
R-1; medium density	*	*	*	*	*	*	*	*	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
RE-40,000	*	*	*	*	*	*	*	*	*	*	*	*	*	30%	30%	30%	30%	30%
RE-100,000	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	25%	25%
RE-10	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	15%
Murrieta																		
SF-2	*	*	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
ER, SF-1	*	*	*	*	*	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%
Norco																		
R-1	*	*	*	*	*	*	*	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Ojai																		
R-O, R-1	*	*	*	*	*	*	*	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
Palm Springs																		
R-1	*	*	*	*	*	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%

* Lot size not permitted

**City

<i>Jurisdiction</i>	3000	4000	5000	6000	7000	8000	9000	10000	12000	15000	17000	20000	.5 acres	40000	1 acre	50000	100000	10 acres
Pasadena																		
RS	*	*	*	*	*	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
Rohnert Park																		
RL	*	*	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
RE	*	*	*	*	*	*	*	*	*	*	40%	40%	40%	40%	40%	40%	40%	40%
San Luis Obispo**																		
All residential	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
Santa Barbara**																		
R-1; one-story	*	*	*	43%	48%	52%	55%	57%	61%	66%	68%	71%	72%	80%	81%	82%	88%	94%
R-1; two-story	*	*	*	40%	45%	49%	52%	54%	59%	63%	66%	69%	70%	78%	79%	81%	86%	94%
E-3	*	*	*	*	*	43%	47%	50%	55%	60%	63%	66%	67%	76%	77%	79%	85%	93%
E-2	*	*	*	*	*	*	*	47%	51%	57%	59%	62%	64%	73%	74%	76%	83%	92%
A-2, E-1	*	*	*	*	*	*	*	*	*	*	*	*	*	70%	71%	73%	80%	91%
A-1	*	*	*	*	*	*	*	*	*	*	*	*	*	*	64%	66%	76%	88%
Santa Monica																		
All residential	60%	50%	50%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
Tiburon																		
R-1	*	*	*	*	*	*	*	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Union City																		
R-O	*	*	*	*	*	*	*	*	*	*	*	15%	15%	15%	15%	15%	15%	15%
Vallejo																		
L-D	*	*	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
L-D-1/2	*	*	*	*	*	*	*	*	*	*	*	*	25%	25%	25%	25%	25%	25%
L-D-1/2	*	*	*	*	*	*	*	*	*	*	*	*	*	*	12%	12%	12%	12%
Ventura																		
R1	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%

* Lot size not permitted

**City

Maximum Lot Coverage in Santa Barbara Based on Zoning Requirements and Lot Size

Values in square feet.

Length of Entire Lot:	87	95	102	110	116	122	128	134	150	173	256
* Width of Entire Lot:	58	63	68	73	77	82	86	89	100	115	170
= Total Lot Area:	5000	6000	7000	8000	9000	10000	11000	12000	15000	20000	43560

For properties zoned A-1:

Total Lot Area:

Front Yard Setback (35')

+ Rear Yard Setback (15')

+ Interior Yard Setbacks (15')

+ Required Open Yard Area

+ Driveway Area

= Total Unbuildable Area

Maximum Buildable Area

Maximum Lot Coverage:

5000	6000	7000	8000	9000	10000	11000	12000	15000	20000	43560
1321	1514	1691	1856	2011	2158	2297	2430	2800	3341	5264
336	418	494	565	632	694	754	811	970	1202	2026
668	854	1025	1184	1334	1475	1610	1738	2095	2617	4471
1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250
866	949	1025	1095	1162	1225	1285	1342	1500	1732	2556
4441	4985	5485	5951	6388	6802	7196	7572	8614	10142	15567
559	1015	1515	2049	2612	3198	3804	4428	6386	9858	27993
11%	17%	22%	26%	29%	32%	35%	37%	43%	49%	64%

For properties zoned A-2 or E-1:

Total Lot Area:

Front Yard Setback (30')

+ Rear Yard Setback (10')

+ Interior Yard Setback (10')

+ Required Open Yard Area

+ Driveway Area

= Total Unbuildable Area

Maximum Buildable Area

Maximum Lot Coverage:

5000	6000	7000	8000	9000	10000	11000	12000	15000	20000	43560
1132	1297	1449	1591	1724	1849	1969	2083	2400	2864	4512
224	279	330	377	421	463	503	541	646	801	1351
545	669	783	890	989	1084	1173	1259	1496	1845	3081
1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250
866	949	1025	1095	1162	1225	1285	1342	1500	1732	2556
4017	4444	4837	5203	5546	5871	6180	6475	7293	8492	12750
983	1556	2163	2797	3454	4129	4820	5525	7707	11508	30810
20%	26%	31%	35%	38%	41%	44%	46%	51%	58%	71%

For properties zoned E-2:

Total Lot Area:

Front Yard Setback (25')

+ Rear Yard Setback (8')

+ Interior Yard Setback (8')

+ Required Open Yard Area

+ Driveway Area

= Total Unbuildable Area

Maximum Buildable Area

Maximum Lot Coverage:

5000	6000	7000	8000	9000	10000	11000	12000	15000	20000	43560
943	1081	1208	1326	1436	1541	1641	1736	2000	2387	3760
179	223	264	301	337	370	402	433	517	641	1080
492	592	683	768	847	923	995	1063	1253	1532	2521
1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250
866	949	1025	1095	1162	1225	1285	1342	1500	1732	2556
3731	4095	4429	4740	5033	5309	5572	5824	6520	7541	11167
1269	1905	2571	3260	3967	4691	5428	6176	8480	12459	32393
25%	32%	37%	41%	44%	47%	49%	51%	57%	62%	74%

For properties zoned E-3:

Total Lot Area:

Front Yard Setback (20')
 + Rear Yard Setback (6')
 + Interior Yard Setback (6')
 + Required Open Yard Area
 + Driveway Area

= Total Unbuildable Area

Maximum Buildable Area

Maximum Lot Coverage:

5000	6000	7000	8000	9000	10000	11000	12000	15000	20000	43560
755	865	966	1061	1149	1233	1313	1389	1600	1909	3008
134	167	198	226	253	278	302	325	388	481	810
411	486	554	618	678	734	788	839	982	1191	1932
1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250
866	949	1025	1095	1162	1225	1285	1342	1500	1732	2556
3416	3717	3993	4250	4491	4720	4937	5144	5720	6563	9557
1584	2283	3007	3750	4509	5280	6063	6856	9280	13437	34003
32%	38%	43%	47%	50%	53%	55%	57%	62%	67%	78%

For one-story properties zoned R-1:*

Total Lot Area:

Front Yard Setback (15')
 + Rear Yard Setback (5')
 + Interior Yard Setback (5')
 + Required Open Yard Area
 + Driveway Area

= Total Unbuildable Area

Maximum Buildable Area

Maximum Lot Coverage:

5000	6000	7000	8000	9000	10000	11000	12000	15000	20000	43560
566	649	725	795	862	925	985	1042	1200	1432	2256
112	139	165	188	211	231	251	270	323	401	675
373	435	492	545	595	642	687	729	848	1022	1640
1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250
866	949	1025	1095	1162	1225	1285	1342	1500	1732	2556
3167	3422	3656	3874	4079	4273	4457	4633	5121	5837	8378
1833	2578	3344	4126	4921	5727	6543	7367	9879	14163	35182
37%	43%	48%	52%	55%	57%	59%	61%	66%	71%	81%

For two-story properties zoned R-1:*

Total Lot Area:

Front Yard Setback (20')
 + Rear Yard Setback (5')
 + Interior Yard Setback (5')
 + Required Open Yard Area
 + Driveway Area

= Total Unbuildable Area

Maximum Buildable Area

Maximum Lot Coverage:

5000	6000	7000	8000	9000	10000	11000	12000	15000	20000	43560
755	865	966	1061	1149	1233	1313	1389	1600	1909	3008
112	139	165	188	211	231	251	270	323	401	675
348	410	467	520	570	617	662	704	823	997	1615
1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250
866	949	1025	1095	1162	1225	1285	1342	1500	1732	2556
3330	3613	3872	4114	4341	4556	4760	4955	5496	6289	9105
1670	2387	3128	3886	4659	5444	6240	7045	9504	13711	34455
33%	40%	45%	49%	52%	54%	57%	59%	63%	69%	79%

* Garages in R-1 zone must be set back 20 feet if facing the street. This is not factored into above calculations.

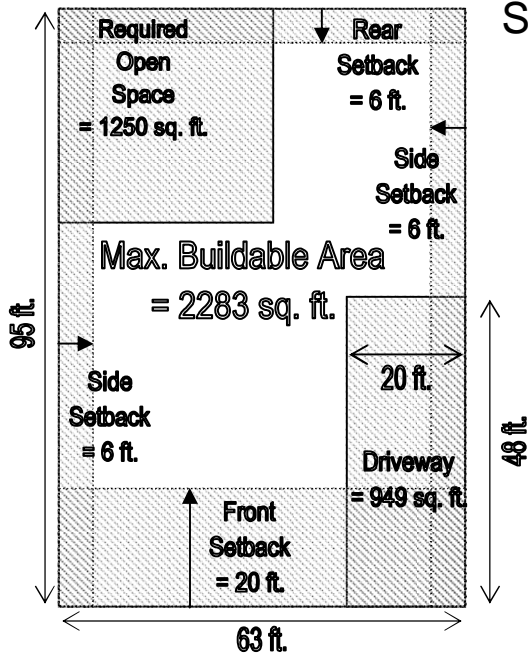
Maximum Buildable Area Based on Lot Size*

Santa Barbara E-3 Single-Family Zone

6000 sq. ft. lot

Front Yard Setback:	865 sq. ft.
+ Rear Yard Setback:	167 sq. ft.
(not including required open space)	
+ Interior Yard Setbacks:	486 sq. ft.
(not including driveway or required open space)	
+ Required Open Yard Area:	1250 sq. ft.
+ Driveway Area:	949 sq. ft.
(assume 20 ft. wide by 1/2 the length of the lot)	

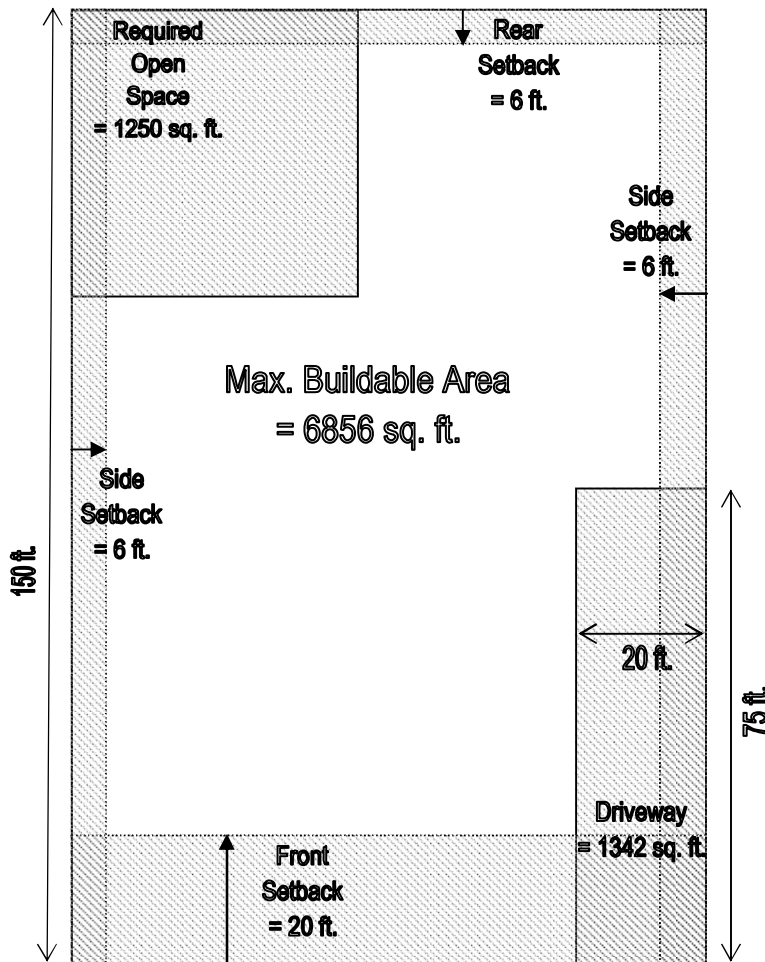
= Total Unbuildable Area	3717 sq. ft.
Maximum Buildable Area:	2283 sq. ft.
Maximum Lot Coverage:	38%



12000 sq. ft. lot

Front Yard Setback:	1389 sq. ft.
+ Rear Yard Setback:	325 sq. ft.
(not including required open space)	
+ Interior Yard Setbacks:	839 sq. ft.
(not including driveway or required open space)	
+ Required Open Yard Area:	1250 sq. ft.
+ Driveway Area:	1342 sq. ft.
(assume 20 ft. wide by 1/2 the length of the lot)	

= Total Unbuildable Area:	5144 sq. ft.
Maximum Buildable Area:	6856 sq. ft.
Maximum Lot Coverage:	57%



 Shading represents unbuildable areas.

* Figures are approximate and will vary depending on the shape of a particular lot and driveway. Maximum buildable area and lot coverage refers to the ground floor only.